

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Garrison-Coronado-Haskell Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Salem and Summer Streets on the north; Main and Court Streets on the east; Whitman Street and Fisher Avenue on the south; Winnebago Street, Ridge and North Avenues on the west ☐ N/A not for publication

city or town Rockford ☐ N/A vicinity

state Illinois code IL county Winnebago code 201 zip code 61103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain.) _____

Signature of the Keeper

Date of Action

GARRISON-CORONADO-HASKELL HISTORIC
DISTRICT

Name of Property

WINNEBAGO, IL

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒ private
☐ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only **one** box.)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
503	61	buildings
		sites
		structures
		objects
503	61	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

5

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE

EDUCATION/school

RECREATION/sports facility

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne

OTHER/Gable Front

OTHER/Gabled Ell

OTHER/L-Form

OTHER/T-Form

LATE VICTORIAN/Shingle Style

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS/Renaissance Revival

Materials

(Enter categories from instructions.)

foundation: STONE/CONCRETE/BRICK

walls: WOOD

ALUMINUM/VINYL/BRICK/STUCCO

roof: ASPHALT

other:

GARRISON-CORONADO-HASKELL HISTORIC DISTRICT

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LATE 19TH AND EARLY 20TH CENTURY

REVIVALS/Colonial Revival

OTHER/American Foursquare

Narrative Description

Summary Paragraph

The Garrison-Coronado-Haskell Historic District encompasses an intact late 19th-to early 20th-century residential neighborhood that is a time capsule of styles from that period with very few intrusions. Of the 362 principal structures, 96% of them date from 1870-1935, with nearly half from just one decade of development – the 1890s. The Queen Anne and related Shingle style, together with 19th-century vernacular types such as Gable Front and Gabled Ell predominate, accounting for 55% of the total structures. The streets of the Garrison-Coronado-Haskell Historic District represent an intense period of residential development on Rockford's west side, as middle class residents fanned out from Downtown. As some of the other streets immediately north of Downtown have seen creeping commercial development in recent years, the Garrison-Coronado-Haskell Historic District remains the closest residential west side neighborhood with the strongest integrity.

Narrative Description

The Garrison-Coronado-Haskell Historic District contains 16 blocks bounded roughly by Salem and Summer Streets on the north, North Main Street and Court Street on the east, Whitman Street and Fisher Avenue on the south, and Winnebago Street, Ridge Avenue, and North Avenue on the west. The eastern boundary of Main Street is a wide, busy traffic artery that forms a distinct edge to the district, while the other bounding streets were chosen to define areas of similar residential growth. The historic district includes a coherent and intact collection of residential buildings dating from the late 19th and early 20th centuries. There are 386 properties containing 362 principal structures, with the remaining 24 properties either housing only secondary buildings (two) or vacant lots (22). Just fewer than 83% of the principal structures are single-family homes, and most of the others are apartments, or small duplexes and residential flat buildings. Approximately 96% of these principal structures are contributing to the character of the historic district, with just thirteen structures considered non-contributing. In addition to these primary structures, there are also 202 secondary structures, mostly garages along with a small number of carriage houses. Of the 202 secondary structures, 154 are contributing, and 48 are non-contributing. In total there are 503 structures that contribute to the character of the historic district, and 61 structures that are non-contributing to the district.

The Garrison-Coronado-Haskell Historic District is almost wholly residential in character, composed of single-family homes on long, narrow urban lots. Most of its 16 blocks were subdivided in a typical grid pattern, with lots oriented to the Rock River. Main Street, which is closest to the river, shifts slightly at the northeast corner of the district. The only deviation from this grid pattern occurs in the southwest corner of the district, where the street patterns shift from following the direction of the river to a more traditional north/south pattern. Whitman and Fisher Avenues turn to continue almost due west, and Winnebago Street and Haskell Avenue run north/south from Fisher Avenue north. Although Whitman today is a busy traffic artery that seems to separate the north part of the district from the south section, when the neighborhood was developing it was a local street like many of the others. It wasn't until 1962 when the Whitman Bridge opened connecting the west and east sides of the city that on street parking was removed to facilitate faster traffic flow.

GARRISON-CORONADO-HASKELL HISTORIC
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There are alleys running the northeast/southwest length through most blocks. After 1900, a few corner lots that had not been developed were subdivided so that homes could be built on shorter lots facing north and south on Napoleon, John, and Salem. Also some of the larger parcels and estates that had escaped the initial 1850s subdivision efforts were further divided and homes built in the same development pattern. The overall character of the district today consists of similar sized lots, approximately 40 x 120, with two-three-story homes facing east and west along North, Grant, Court, Church, and Main streets. Garages are in the rear and there are few curb cuts except for those on the shorter, east/west streets. The homes all have consistent setbacks; sidewalks line each street and approach each front door. There are narrow grassy parkways, mature street trees and other lush vegetation throughout.

Of the 362 principal structures in the district, 302 were historically built as single-family homes (although some have been converted to two-flats since original construction). There are nineteen apartment buildings of varying sizes, including several four-unit structures from the 1920s that blend into the single family streetscape, a large historic courtyard walk-up building at a busy intersection, and three newer post-1960s buildings. There are thirteen historic Double-Deckers, a local variant of the stacked urban two-flat, and four historic Duplexes with the units side-by-side. Other structures include the former Garrison School now residential lofts, the Garrison gymnasium now commercial offices, and a new townhouse complex adjacent to these two. There are three small commercial blocks on scattered sites in the neighborhood.

Garrison-Coronado-Haskell is clearly a 19th-century district. Almost 65% of the buildings standing today were built by 1900. Although the 1871 City of Rockford map shows the Garrison-Coronado-Haskell District with 30 structures on subdivided blocks east of Grant Street and nine additional structures on scattered sites, from the field survey it seems that few of these pre-1870 structures remain. Those that do were expanded and altered by the 1890s, the peak decade of development. Nearly half (172) of the structures in the district were built between 1890 and 1900. When one adds the 1900s and 1910s to the count, 85% of the housing stock was in place by 1920. The impact of this burgeoning development is reflected in the Garrison School, first erected in 1887 and already in need of expansion by 1892. The 1897 Sanborn map for the area shows solid development with the exception of a few holdout blocks, notably the Wait Talcott estate on north Church, and a full block on the next block north between Napoleon and John.

OVERALL INTEGRITY

There is remarkable historic consistency to the district, with only thirteen structures considered non-contributing. Frame structures predominate, comprising 73% of the total, with 21% brick or stucco and the remaining 6% a combination of masonry and frame exterior materials. Over the years original clapboard has been covered with artificial siding in 56% of the structures. However characteristic historic form and architectural detailing remain, and in some cases it is difficult from the street to discern whether the building displays wood, aluminum or vinyl siding. The type of artificial siding found in the district was applied over original clapboard and is an easily reversible upgrade — an improvement that has been made to several houses. Many original open front porches have survived with original columns, and hand railings, despite a vigorous, city-sponsored porch removal program in the 1970s as a response to housing stock deterioration. An advantage to this having been a modest-income neighborhood for many years, is that other historic materials and configurations have not been removed, notably original windows and doors. Thus historic materials and features remain but may simply be covered up. The district is ideal for targeted rehabilitation efforts that could fully reveal and restore original historic character. The strength of the district today is a compact time capsule

GARRISON-CORONADO-HASKELL HISTORIC DISTRICT

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exhibiting a relatively narrow period of development with almost no modern incursions to mar its consistent historic character.

INVENTORY OF RESOURCES IN THE GARRISON-CORONADO-HASKELL HISTORIC DISTRICT

Garrison-Coronado-Haskell District Inventory

Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
0901	N	CHURCH	ST			Vacant Lot		
0904	N	CHURCH	ST	c. 1875	C	Queen Anne		Sherratt, A. H. (1892 atlas)
0910	N	CHURCH	ST	c. 1895	C	Gabled Ell		
0911	N	CHURCH	ST			Vacant Lot		
0913	N	CHURCH	ST	c. 1885	C	Gabled Ell	Queen Anne	Vincent, Anna C.
0916	N	CHURCH	ST	c. 1875	C	Queen Anne		Countryman, Calvin
0917	N	CHURCH	ST	c. 1885	C	Queen Anne		Zimmerman, Lizzie M. (1892 map)
0920	N	CHURCH	ST	c. 1915	C	Apartment--Craftsman		
0921	N	CHURCH	ST		C	Garage		
0922	N	CHURCH	ST	c. 1870	C	Side Gable		Brantingham, Kate E.
0925	N	CHURCH	ST	c. 1925	C	Apartment--Renaissance Revival		Talcott, Wait Estate
0928	N	CHURCH	ST	c. 1870	C	I-House		Pumphrey, T.
0934	N	CHURCH	ST	c. 1885	C	L-Form		Van Arsdale, Alice M.
0935	N	CHURCH	ST	c. 1910	C	Craftsman		Talcott, Wait Estate
0938-940	N	CHURCH	ST	c. 1870	C	Gabled Ell		Frost & McAvoy
0939	N	CHURCH	ST	c. 1925	C	Apartment--Renaissance Revival		Talcott, Wait Estate
0944	N	CHURCH	ST	c. 1910	C	Duplex--Queen Anne - Free Classic		
0945	N	CHURCH	ST	c. 1905	C	Double Decker		Talcott, Wait Estate
0948-950	N	CHURCH	ST	c. 1890	C	Queen Anne	Free Classic	McLead, Susie K.
0949	N	CHURCH	ST	c. 1905	C	Gable Front		Talcott, Wait Estate
0953	N	CHURCH	ST	c. 1905	C	American Foursquare		Talcott, Wait Estate
0954	N	CHURCH	ST	c. 1870	C	Queen Anne		Colson, A.
0957	N	CHURCH	ST	c. 1905	C	Double Decker		Talcott, Wait Estate
0960	N	CHURCH	ST	c. 1895	C	Shingle Style		
0961	N	CHURCH	ST	c. 1895	C	Double Decker		Talcott, Wait Estate
0962	N	CHURCH	ST	c. 1870	C	Italianate		McSweeney, M.

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Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
0963	N	CHURCH	ST	c. 1910	C	Craftsman		Talcott, Wait Estate
0967	N	CHURCH	ST	c. 1915	C	Craftsman		Talcott, Wait Estate
0968	N	CHURCH	ST	c. 1875	C	Queen Anne		Ashworth, Martha T.
0970	N	CHURCH	ST	c. 1890	C	Queen Anne		Norcross, I. M.
0973-975	N	CHURCH	ST	c. 1870	C	Queen Anne		Woodruff, George L.
0977	N	CHURCH	ST	c. 1905	C	Double Decker		
0978	N	CHURCH	ST	c. 1885	C	T-Form		Norcross, I. M.
0980	N	CHURCH	ST	c. 1900	C	Queen Anne		
0984	N	CHURCH	ST	c. 1875	C	Queen Anne	Italianate	C.D., F.M., & Ball, Frank
1003	N	CHURCH	ST	c. 1905	C	Colonial Revival		
1005	N	CHURCH	ST	c. 1905	C	Craftsman		
1006	N	CHURCH	ST	c. 1870	C	Queen Anne		Tyndale, Harriet A.
1009-1011	N	CHURCH	ST	c. 1905	C	Double Decker		
1010	N	CHURCH	ST			Vacant Lot		
1014	N	CHURCH	ST	1977	NC	Apartment--Contemporary		
1017	N	CHURCH	ST	c. 1905	C	American Foursquare		
1018	N	CHURCH	ST			Vacant Lot		
1019	N	CHURCH	ST	c. 1900	C	Double Decker	Queen Anne - Free Classic	
1022	N	CHURCH	ST	c. 1890	C	L-Form		Danky, P. W.
1024-1026	N	CHURCH	ST	c. 1890	C	L-Form	Queen Anne - Free Classic	Jones, Isaac
1025	N	CHURCH	ST	c. 1900	C	Queen Anne		
1028-1030	N	CHURCH	ST	c. 1905	C	Gable Front	Queen Anne - Free Classic	
1029-1031	N	CHURCH	ST	c. 1900	C	Colonial Revival		
1102-1116	N	CHURCH	ST	2010	NC	Townhouses--Neo-Traditional		
1103-1105	N	CHURCH	ST	c. 1890	C	Duplex--Gable Front		Vanston, Anna
1111	N	CHURCH	ST	1925	C	Apartment--Spanish Eclectic		
1117	N	CHURCH	ST	c. 1890	C	Queen Anne		Doran, Kate J.
1121	N	CHURCH	ST	c. 1905	C	T-Form		
1123	N	CHURCH	ST	c. 1890	C	T-Form	Queen Anne	Johnson, Delia A.
1125	N	CHURCH	ST	c. 1905	C	American		

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Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
						Foursquare		
1126	N	CHURCH	ST	c. 1895	C	Gable Front		
1130	N	CHURCH	ST	c. 1905	C	Queen Anne		
1133	N	CHURCH	ST	c. 1895	C	Queen Anne		
1136	N	CHURCH	ST	c. 1895	C	Queen Anne		
1139	N	CHURCH	ST	c. 1895	C	Queen Anne		
1140	N	CHURCH	ST	c. 1890	C	Gable Front		Thayer, Kate
1141-1143	N	CHURCH	ST	c. 1905	C	Double Decker	Classical Revival	
1144	N	CHURCH	ST	c. 1955	NC	Apartment--Contemporary		
1147	N	CHURCH	ST			Vacant Lot		
0806	N	COURT	ST	1965	NC	Mansard		
0814	N	COURT	ST	c. 1890	C	Queen Anne		Utter, Chas M.
0818	N	COURT	ST	c. 1890	C	Gable Front		Co., Rockford Insurance
0822	N	COURT	ST	c. 1900	C	Queen Anne		
0826	N	COURT	ST			Vacant Lot		
0830	N	COURT	ST	c. 1890	C	Shingle Style		Lamb, W. P.
0836	N	COURT	ST	c. 1890	C	Gabled Ell		Mrs. Getschell
0842	N	COURT	ST	c. 1890	C	T-Form		Smith, Newell S.
0848	N	COURT	ST	c. 1890	C	Craftsman		Corey, J.A.
0850 - 852	N	COURT	ST	c. 1900	C	Queen Anne		
0903	N	COURT	ST	c. 1890	C	Gabled Ell		Dobson, A. J.
0904	N	COURT	ST	c. 1890	C	Queen Anne		Moffat, Wm
0909	N	COURT	ST	c. 1885	C	Gabled Ell		Shaw, O. B.
0910	N	COURT	ST	c. 1880	C	L-Form	Italianate	Harmon, F.
0913-915	N	COURT	ST	c. 1890	C	T-Form		Smith, Mary A. J.
0914	N	COURT	ST	1965	NC	Apartment--Colonial Revival		
0921	N	COURT	ST	c. 1890	C	Gabled Ell		Allen, W.
0924	N	COURT	ST	c. 1870	C	Gable Front		Davis, Katie
0927	N	COURT	ST	c. 1905	C	Craftsman		
0928	N	COURT	ST	c. 1890	C	Queen Anne		Clark, Theo M.
0931-933	N	COURT	ST	c. 1885	C	Queen Anne		
0932	N	COURT	ST	c. 1900	C	No style		
0935	N	COURT	ST	c. 1900	C	Queen Anne		
0936	N	COURT	ST	c. 1870	C	L-Form		Broefle, Harry

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0938	N	COURT	ST	c. 1890	C	Gable Front		Broefle, Harry
0939	N	COURT	ST	c. 1900	C	Gable Front		
0940	N	COURT	ST	c. 1900	C	Queen Anne		
0944	N	COURT	ST	c. 1890	C	Gable Front		Broefle, Harry
0945	N	COURT	ST	c. 1890	C	Queen Anne		
0947	N	COURT	ST	c. 1890	C	Queen Anne		Heffan, Sarah ?
0948-956	N	COURT	ST	1981	NC	Duplex--Contemporary		
0949-951	N	COURT	ST	c. 1890	C	T-Form		Bastard, Mary
0953	N	COURT	ST	c. 1870	C	Upright and Wing		Thurston, J.
0957	N	COURT	ST	c. 1900	C	Queen Anne		
0960	N	COURT	ST	c. 1900	C	Queen Anne		
0961	N	COURT	ST	c. 1900	C	Queen Anne		
0964	N	COURT	ST	c. 1890	C	Queen Anne		King, W. H.
0965	N	COURT	ST	c. 1900	C	Colonial Revival	Craftsman	
0966	N	COURT	ST	c. 1890	C	Gabled Ell		Buker, H.
0969	N	COURT	ST	c. 1905	C	Craftsman		
0970	N	COURT	ST	c. 1940	C	Apartment--Bungalow		
0971	N	COURT	ST	c. 1885	C	Gable Front		
0974	N	COURT	ST	c. 1885	C	Queen Anne		Kelley, Ida F.
0977	N	COURT	ST	c. 1905	C	American Foursquare		
0978-980	N	COURT	ST	c. 1890	C	Queen Anne		Jordan, Effie
0983	N	COURT	ST	c. 1905	C	Queen Anne		
0986	N	COURT	ST	c. 1890	C	Double Decker		Allen, R. S.
1002	N	COURT	ST	c. 1875	C	T-Form	Gothic Revival	Brown, R.
1003	N	COURT	ST	c. 1885	C	Gabled Ell		Buck, M.
1008	N	COURT	ST	c. 1895	C	Shingle Style		
1009	N	COURT	ST	c. 1895	C	Gable Front		
1012	N	COURT	ST	c. 1890	C	Queen Anne		
1014	N	COURT	ST	c. 1885	C	T-Form		Houghton, Mary
1015	N	COURT	ST	c. 1905	C	American Foursquare		
1017	N	COURT	ST	c. 1895	C	Shingle Style		
1018-1020	N	COURT	ST	1927	C	Apartment--Renaissance Revival		
1019	N	COURT	ST	c. 1905	C	American Foursquare		

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Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
1022-1024	N	COURT	ST	c. 1885	C	Queen Anne		Wright, R.
1023-1025	N	COURT	ST	c. 1920	C	Craftsman		
1027	N	COURT	ST	c. 1900	C	Queen Anne		
1030	N	COURT	ST	c. 1890	C	Queen Anne		Francis, Catherine
1102	N	COURT	ST	c. 1900	C	Queen Anne		
1105	N	COURT	ST	1887	C	Queen Anne		Garrison School
1108	N	COURT	ST	c. 1890	C	Gable Front		Roberts, Jacob W.
1112	N	COURT	ST	c. 1890	C	Queen Anne		Berridge, Gertrude
1114	N	COURT	ST	c. 1920	C	Gambrel Front		
1116	N	COURT	ST			Vacant Lot		
1120	N	COURT	ST	c. 1890	C	Queen Anne		Bruce, John Estate
1124	N	COURT	ST	c. 1900	C	Queen Anne		
1126	N	COURT	ST	c. 1905	C	Gabled Ell		
1127-1131	N	COURT	ST			Vacant Lot		
1130	N	COURT	ST	c. 1905	C	Gabled Ell		
1132	N	COURT	ST	c. 1905	C	Craftsman		
1135	N	COURT	ST	c. 1905	C	Queen Anne		
1136	N	COURT	ST	c. 1900	C	No style		
1139	N	COURT	ST	c. 1890	C	T-Form		Huber, F.
1140	N	COURT	ST	c. 1900	C	Shingle Style		
1144	N	COURT	ST	c. 1905	C	Queen Anne		
1204	N	COURT	ST	c. 1890	C	Gable Front		
1210	N	COURT	ST	c. 1875	C	Queen Anne		
1216	N	COURT	ST	c. 1885	C	Queen Anne		
1222	N	COURT	ST	c. 1915	C	Gable Front		
1224	N	COURT	ST	c. 1895	C	No style		
1228	N	COURT	ST	c. 1895	C	Shingle Style		
1234	N	COURT	ST	c. 1885	C	Queen Anne		
0500		FISHER	AVE	1927	C	Apartment--Spanish Eclectic		Valencia Court Apartments
0506		FISHER	AVE	1927	C	Apartment--Spanish Eclectic		Valencia Court Apartments
0512		FISHER	AVE	1927	C	Apartment--Spanish Eclectic		Valencia Court Apartments
0517 - 519		FISHER	AVE	1927	C	Renaissance Revival		
0518		FISHER	AVE	1927	C	Apartment--Spanish Eclectic		Valencia Court Apartments

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Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
0521 - 523		FISHER	AVE	c. 1895	C	Queen Anne		
0527		FISHER	AVE	1965	NC	Colonial Revival		
0531 - 533		FISHER	AVE	c. 1930	C	Colonial Revival		
0532		FISHER	AVE			Vacant Lot		
0606		FISHER	AVE	c. 1890	C	Gable Front		Linden, Mrs. O.E.
0608		FISHER	AVE	c. 1870	C	L-Form		Linden, Mrs. O.E.
0611		FISHER	AVE	c. 1905	C	Bungalow		
0614		FISHER	AVE	c. 1885	C	Queen Anne		Beatson, G.A.
0615		FISHER	AVE	c. 1895	C	Queen Anne		Brown, Hugh T. (1897 Sanborn)
0617		FISHER	AVE			Vacant Lot		
0621		FISHER	AVE	c. 1885	C	Cross Form		Nordstrom, J.A.
0902		GRANT	AVE			Vacant Lot		
0907		GRANT	AVE	c. 1900	C	T-Form		
0910		GRANT	AVE	1926	C	One-Part Commercial Block		
0913		GRANT	AVE	c. 1905	C	Craftsman		
0917		GRANT	AVE	c. 1905	C	Craftsman		
0920		GRANT	AVE	c. 1905	C	Bungalow		
0921		GRANT	AVE	c. 1870	C	Bungalow		Issacson, Andrew
0923-925		GRANT	AVE	c. 1915	C	Shingle Style		
0924		GRANT	AVE	c. 1890	C	Gable Front		Darling, H. O.
0926		GRANT	AVE	c. 1895	C	Gabled Ell		
0927		GRANT	AVE			Vacant Lot		
0930-932		GRANT	AVE	c. 1890	C	Side Gable		Darling, H. O.
0935		GRANT	AVE	c. 1885	C	L-Form		Johnson, Nellie
0936		GRANT	AVE	c. 1890	C	Gabled Ell		Darling, H. O.
0939		GRANT	AVE	c. 1900	C	Gabled Ell		
0940		GRANT	AVE	c. 1880	C	L-Form		Darling, H. O.
0943		GRANT	AVE	c. 1905	C	Gable Front		
0945		GRANT	AVE	c. 1900	C	American Foursquare		
0946		GRANT	AVE	c. 1900	C	Gable Front		
0948		GRANT	AVE	1926	C	Dutch Colonial Revival		O'Conner, Ruth House
0949		GRANT	AVE	c. 1915	C	Queen Anne		
0952		GRANT	AVE	c. 1900	C	I-House		Backus, T. G.

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Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
0953		GRANT	AVE	c. 1900	C	American Foursquare		
0956		GRANT	AVE			Vacant Lot		
0957		GRANT	AVE	c. 1885	C	Queen Anne		Monteith, J.
0959		GRANT	AVE	c. 1885	C	Gable Front		Monteith, J.
0962		GRANT	AVE			Vacant Lot		
0963		GRANT	AVE	c. 1905	C	American Foursquare		
0968		GRANT	AVE	c. 1870	C	Upright and Wing		Wood, P. H.
0971		GRANT	AVE	c. 1885	C	Gabled Ell	Queen Anne	
0975		GRANT	AVE	c. 1890	C	Queen Anne		Glenny, Thos.
0976		GRANT	AVE	c. 1900	C	Gable Front		
0977		GRANT	AVE	c. 1900	C	Queen Anne		
0980		GRANT	AVE	c. 1890	C	L-Form		Bebb, Annie E.
0983		GRANT	AVE	c. 1890	C	L-Form		Righter, E.
1002		GRANT	AVE	c. 1890	C	Gabled Ell		Davis, E. H.
1003-1005		GRANT	AVE	c. 1900	C	Double Decker		
1010		GRANT	AVE	c. 1895	C	Queen Anne		Mrs. Rogers
1011		GRANT	AVE	c. 1900	C	Queen Anne		
1012		GRANT	AVE	c. 1910	C	Gable Front		
1015		GRANT	AVE	c. 1900	C	Gable Front		
1016		GRANT	AVE	1974	NC	Contemporary		
1017		GRANT	AVE	c. 1900	C	Gable Front		
1021		GRANT	AVE	c. 1900	C	Queen Anne		
1024		GRANT	AVE	c. 1890	C	L-Form		Carpenter, Carrie A.
1025		GRANT	AVE	c. 1900	C	American Foursquare		
1027		GRANT	AVE	c. 1900	C	Queen Anne		
1028		GRANT	AVE	c. 1890	C	Gabled Ell		Carpenter, Cora S.
1102		GRANT	AVE	c. 1890	C	T-Form		Bennett, W. W.
1106		GRANT	AVE	c. 1900	C	L-Form		
1109		GRANT	AVE	c. 1900	C	Gabled Ell		Ferguson, Thos.
1110		GRANT	AVE	1926	C	Dutch Colonial Revival		
1111		GRANT	AVE	c. 1900	C	No style		
1117		GRANT	AVE	c. 1900	C	Queen Anne		
1118		GRANT	AVE	c. 1915	C	Bungalow		
1123		GRANT	AVE	c. 1885	C	T-Form		Meyer, T. F.
1125		GRANT	AVE	c. 1910	C	Craftsman		

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1126		GRANT	AVE	c. 1910	C	American Foursquare		
1128		GRANT	AVE	c. 1895	C	Gable Front		
1129		GRANT	AVE	c. 1915	C	Bungalow		
1130		GRANT	AVE	c. 1890	C	L-Form		Ruhl
1135		GRANT	AVE	c. 1880	C	Gable Front		Matson, C.
1136		GRANT	AVE	c. 1880	C	Italianate		Ferguson, W. H.
1139		GRANT	AVE	c. 1915	C	Craftsman		
1203		GRANT	AVE	c. 1915	C	Craftsman		
1209		GRANT	AVE	c. 1910	C	Craftsman Bungalow		
1211		GRANT	AVE	c. 1890	C	No style		
0804		HASKELL	AVE	c. 1890	C	Queen Anne		DeWolf, Effie B.
0810		HASKELL	AVE	c. 1905	C	Shingle Style		
0811		HASKELL	AVE	c. 1900	C	American Foursquare		
0812		HASKELL	AVE			Vacant Lot		
0817		HASKELL	AVE	c. 1890	C	Queen Anne		Hovey, L.A.
0820		HASKELL	AVE	c. 1890	C	Queen Anne		Judson, Mrs. A.C.
0822		HASKELL	AVE	c. 1885	C	Queen Anne		Steffa, G.F.
0823		HASKELL	AVE	c. 1885	C	Gable Front		Rugg, Orren
0826		HASKELL	AVE	c. 1885	C	Cross Form		Roberts, H.C.
0827		HASKELL	AVE	c. 1885	C	Cross Form		Winslow, D.H.
0832		HASKELL	AVE	c. 1895	C	Queen Anne		
0833		HASKELL	AVE			Vacant Lot		
0836 - 838		HASKELL	AVE	c. 1895	C	Queen Anne		
0837		HASKELL	AVE	c. 1895	C	Queen Anne Cottage		
0840		HASKELL	AVE	c. 1890	C	Queen Anne		Engebretson, Mabel S.
0841		HASKELL	AVE	c. 1890	C	Dutch Colonial Revival		Burr, W.L.
0844		HASKELL	AVE	c. 1890	C	Shingle Style		Huffman, A.M.G.
0847		HASKELL	AVE	c. 1895	C	Shingle Style		
0850		HASKELL	AVE	c. 1895	C	Shingle Style		
0851		HASKELL	AVE	c. 1895	C	American Foursquare		
0855		HASKELL	AVE	c. 1900	C	Queen Anne		
0856		HASKELL	AVE	c. 1895	C	Gable Front		
0862		HASKELL	AVE	c. 1890	C	Shingle Style		Derwent, Emma W.
0815		HOVEY	AVE	c. 1895	C	L-Form		
0820		HOVEY	AVE	c. 1910	C	Side Gable		

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0821		HOVEY	AVE	c. 1900	C	L-Form		
0825		HOVEY	AVE	c. 1885	C	L-Form		Grant, John
0826		HOVEY	AVE	1929	C	Bungalow		Buelow, William F. House
0829		HOVEY	AVE	c. 1885	C	Queen Anne		McKee, J.
0830		HOVEY	AVE	c. 1890	C	Cross Form		Wilson R.A. (duplex)
0833-835		HOVEY	AVE	c. 1890	C	No style		Andreno, D.
0836		HOVEY	AVE	c. 1890	C	L-Form		Hovey, L.A.
0839		HOVEY	AVE	c. 1890	C	Gable Front		Ke, Mary
0840		HOVEY	AVE	c. 1890	C	L-Form		Hovey, L.A.
0841		HOVEY	AVE	c. 1915	C	Dutch Colonial Revival		
0314		JOHN	ST	c. 1900	C	American Foursquare		
0315-317		JOHN	ST	c. 1905	C	Craftsman		
0320		JOHN	ST	c. 1900	C	Colonial Revival		
0326		JOHN	ST	c. 1900	C	Queen Anne		
0411		JOHN	ST	c. 2009	NC	Apartment--Neo-Traditional		
0413		JOHN	ST	c. 2000	NC	No style		
0420-422		JOHN	ST	c. 1900	C	Double Decker		
0425		JOHN	ST	1920	C	Renaissance Revival		Gymnasium for Garrison School
0507-511		JOHN	ST	c. 1920	C	Two-Part Commercial Block		
0512		JOHN	ST	1925	C	Dutch Colonial Revival		Hamer, M. E.
0519		JOHN	ST	c. 1900	C	Duplex--Queen Anne		Talcott, Fanny C.
0611		JOHN	ST	c. 1905	NC	Gable Front		
0614		JOHN	ST	c. 1915	C	Gable Front		
0615		JOHN	ST	1919	C	Craftsman		Adams, C. E. House
0620		JOHN	ST	1922	C	Tudor Revival		Brown, R. H. House
0624		JOHN	ST	c. 1895	C	T-Form		
0628		JOHN	ST	c. 1910	C	Craftsman		
0914-916	N	MAIN	ST			Vacant Lot		
0924	N	MAIN	ST	c. 1920	C	Craftsman		Former Garage
0928	N	MAIN	ST	c. 1910	C	Craftsman		
0934	N	MAIN	ST	c. 1905	C	Queen Anne		

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Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
0938	N	MAIN	ST	c. 1910	C	Shingle Style		
0948	N	MAIN	ST			Vacant Lot		
0950-956	N	MAIN	ST	c. 1925	C	Apartment--Renaissance Revival		
0960-962	N	MAIN	ST	c. 1910	C	Craftsman		
0968	N	MAIN	ST	c. 1890	C	Gable Front		Talcott, Fanny C.
0972	N	MAIN	ST	c. 1890	C	Craftsman		Vtter, Elizabeth M.
0978	N	MAIN	ST	c. 1890	C	Colonial Revival		Wallace, Henrietta
0982	N	MAIN	ST	c. 1910	C	Craftsman		
1004	N	MAIN	ST	c. 1905	C	Prairie School		
1008	N	MAIN	ST	c. 1900	C	Classical Revival		
1020	N	MAIN	ST	1966	NC	Apartment--Contemporary		
1028	N	MAIN	ST	c. 1915	C	Craftsman		
1108	N	MAIN	ST	c. 1900	C	Colonial Revival		
1112	N	MAIN	ST	c. 1890	C	Queen Anne		
1120	N	MAIN	ST	c. 1905	C	Colonial Revival		
1124	N	MAIN	ST	c. 1920	C	Apartment--Renaissance Revival		
1130	N	MAIN	ST	c. 1875	C	Gable Front		Gerber, H. H.
1134	N	MAIN	ST	c. 1910	C	Craftsman Bungalow		
1138	N	MAIN	ST	c. 1890	C	Craftsman		Gerber, H.
1142	N	MAIN	ST	c. 1895	C	Gabled Ell		
1146	N	MAIN	ST	c. 1870	C	Gable Front		Flynnes, P.
1148	N	MAIN	ST	c. 1900	C	No style		
1150	N	MAIN	ST	c. 1900	C	No style		
0318		NAPOLEON	ST	c. 1900	C	American Foursquare		
0320		NAPOLEON	ST	c. 1900	C	Shingle Style		
0324		NAPOLEON	ST	c. 1900	C	Shingle Style		
0326		NAPOLEON	ST	c. 1915	C	Craftsman		
0328		NAPOLEON	ST	1925	C	Apartment--Renaissance Revival		
0411-413		NAPOLEON	ST	c. 1900	C	Side Gable		
0420		NAPOLEON	ST	c. 1910	C	Colonial Revival		
0424		NAPOLEON	ST	c. 1910	C	Colonial Revival		
0428		NAPOLEON	ST	c. 1910	C	Dutch Colonial Revival		
0510-		NAPOLEON	ST	c. 1905	C	Double Decker		

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Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
512								
0513		NAPOLEON	ST	c. 1900	C	American Foursquare		
0515-517		NAPOLEON	ST	c. 1905	C	Double Decker		
0522		NAPOLEON	ST	c. 1895	C	Queen Anne		
0613		NAPOLEON	ST	1920	C	Gable Front		Crowley, James House
0616-618		NAPOLEON	ST	c. 1900	C	Gable Front		
0619		NAPOLEON	ST	c. 1900	C	Queen Anne		
0621		NAPOLEON	ST	c. 1885	C	Gabled Ell		Bickford, Jane
0625		NAPOLEON	ST	c. 1900	C	Gabled Ell		
0903		NORTH	AVE	c. 1895	C	T-Form		
0907		NORTH	AVE	c. 1895	C	T-Form		
0911		NORTH	AVE	c. 1895	C	T-Form		
0917		NORTH	AVE	c. 1885	C	Bungalow		Craig, Martha
0921-923		NORTH	AVE	c. 1890	C	T-Form		Atkinson, J. M.
0925		NORTH	AVE	c. 1910	C	Craftsman		
0929		NORTH	AVE	c. 1915	C	Gable Front		
0931		NORTH	AVE	c. 1910	C	Craftsman		
0941		NORTH	AVE		C	Barn		
0943		NORTH	AVE	c. 1900	C	L-Form		
0945		NORTH	AVE	c. 1900	C	L-Form		
1011		NORTH	AVE	c. 1915	C	Craftsman		
1015		NORTH	AVE	c. 1895	C	Gabled Ell		
1017		NORTH	AVE	c. 1900	C	Gabled Ell		
1105		NORTH	AVE	1919	C	Prairie School		Adams, C. E. House
1107		NORTH	AVE	c. 1920	C	Craftsman		
1111		NORTH	AVE	1925	C	Gable Front		Bennett, George House
1115		NORTH	AVE	1929	C	Renaissance Revival		Folgate, H. E. House
1119		NORTH	AVE	1935	C	Tudor Revival		Sanders, Harold L. House
1123		NORTH	AVE	1929	C	Craftsman		Ruppert, George A. House
1131		NORTH	AVE	1927	C	Colonial Revival		Blake, John House
0907		RIDGE	AVE	1923	C	Craftsman		Loefelmacker, W. T. House
0909-		RIDGE	AVE	c. 1920	C	One-Part		

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Number	Direction	Street	Suffix	Date	District Rating	Style	Details	Historic Name
911						Commercial Block		
0929		RIDGE	AVE	c. 1900	C	Queen Anne		
0933		RIDGE	AVE	c. 1920	C	Craftsman Bungalow		
0935		RIDGE	AVE	c. 1920	C	Craftsman		
0937		RIDGE	AVE	1921-2	C	Craftsman		Grimes, C. P.
0312		SALEM	ST	c. 1900	C	Gable Front		Built as stores
0314		SALEM	ST	c. 1890	C	Queen Anne		Ransom, Sylvia
0412		SALEM	ST	c. 1900	C	Queen Anne		
0510-512		SUMMER	ST	1921	C	No style		
0526		SUMMER	ST	1956	NC	Ranch		
0307-309		WHITMAN	ST	c. 1920	C	Apartment-- Renaissance Revival		Windsor Apartments
0419		WHITMAN	ST	c. 1895	C	Queen Anne		
0514		WHITMAN	ST	c. 1900	C	L-Form		
0515		WHITMAN	ST	c. 1890	C	Gable Front		
0517		WHITMAN	ST	c. 1905	C	American Foursquare		
0518		WHITMAN	ST	c. 1915	C	Bungalow		
0522		WHITMAN	ST	c. 1890	C	Side Gable		Fisher, H.
0608		WHITMAN	ST	c. 1890	C	Double Decker		Arnold, W.B.
0614		WHITMAN	ST	c. 1890	C	T-Form		Carlott, Emma
0620		WHITMAN	ST	c. 1885	C	Queen Anne	zoom in of photo, crop	Thornton, G.
0634		WHITMAN	ST	c. 1910	C	Prairie		
0638		WHITMAN	ST	c. 1910	C	Craftsman		
0712		WHITMAN	ST	c. 1880	C	L-Form	Queen Anne	
504		WHITMAN	ST			Vacant Lot		
521-527		WHITMAN	ST			Vacant Lot		
604		WHITMAN	ST			Vacant Lot		
0711	N	WINNEBAGO	ST	c. 1890	C	Gable Front		
0719	N	WINNEBAGO	ST	c. 1885	C	Cross Plan		Armour, C.C.
0725	N	WINNEBAGO	ST			Vacant Lot		
0727	N	WINNEBAGO	ST	c. 1890	C	Cross Form		Dobson, Mary C.
0731-733	N	WINNEBAGO	ST	c. 1870	C	Duplex--Italianate		Burwell, M.S., Howe, Mrs E.L
0801	N	WINNEBAGO	ST	c. 1885	C	Queen Anne		Burwell, M.S.
0803	N	WINNEBAGO	ST	c. 1920	C	Craftsman Bungalow		
0809	N	WINNEBAGO	ST	c. 1900	C	L-Form		

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1870-1935

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Period of Significance (justification)

The period of significance covers 1870-1935, when approximately 96% of the existing stock was built. There are only thirteen structures in the district that were built after 1935.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

The Garrison-Coronado-Haskell Historic District is locally eligible for National Register listing under criterion C, architecture, as one of the most intact collections of late 19th-and early 20th-century single-family residences on the city's west side. First subdivided by Thomas Garrison and John S. Coleman in the mid-1850s, the area experienced an explosion of residential development in the last fifteen years of the 19th century, which followed on the heels of slow but steady growth in the 1870s and early 1880s. The district is especially noteworthy for its concentration of houses built between 1890 and 1900, which constitutes nearly half of its housing stock. In addition to intact vernacular building types like Gable Front, Gabled-Ell, and T-Form, the district also contains a substantial number of fine Queen Anne and Shingle Style residences. A number of handsome and well-preserved Craftsman houses from the 1900s and 1910s, as well as Historic Revival styles from the 1920s, also represent the last two decades of slower residential growth before the neighborhood reached maturity in the mid-1930s.

Narrative Statement of Significance

LATE 19TH-CENTURY ARCHITECTURE

Beginning in the mid-19th century, the Garrison-Coronado-Haskell Historic District was among those neighborhoods experiencing early residential growth in Rockford's Fourth Ward – its northwest side. The district originally consisted of a handful of subdivisions platted in the mid to late 1850s, when residential development in that section of the city was just beginning. Attracted to the proximity of the west side's commercial downtown center along State Street, as well as to large river lots which were not available on the industrialized section of the west side south of this commercial core, many early property owners targeted the Garrison-Coronado-Haskell area for middle class development. An 1871 map, published nearly 20 years after these early subdivisions, shows some homes scattered about the district, particularly along Main, Court, and Church Streets, streets that extended straight north of West Downtown Rockford with upper-middle class homes.

Fifteen homes still standing date from c.1870, and two of them are in the Italianate style that marks the period. The M.S. Burwell and Mrs. E.L. Howe Duplex at 731-733 North Winnebago Street sports a pair of bay windows on the front and matching entry porches on each side. The frame rectangular structure has a bracketed hipped roof with a small widow's peak. Another Italianate at 962 N. Church Street displays a handsome, bracketed, hipped roof, although its front porch was later enclosed. One c. 1875 home at 984 North Church Street holds onto Italianate window detailing within the irregular massing of the Queen Anne style. Most other of the other 1870s homes are the typical vernacular types of the late 19th century period -- Gable Front, Gabled Ell, and L- and T-Form. The H. H. Gerber Gable Front home at 1130 North Main Street is a distinctive example of this common type. From c.1875 it has a wide-pitched gable roof with prominent cornice returns, and a wrap-around porch with pedimented entry. The R. Brown House at 1002 North Court Street from the same period, is a T-Form vernacular type. It has paired gothic-arched windows on its principal façade, and in inset entry porch

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in one of the ells created by its form. Increased development throughout the 1880s brings the total number of pre-1890 structures in the district to 37.

Despite its early initial development, the Garrison-Coronado-Haskell Historic District is a neighborhood that shot up almost overnight in a single decade – the 1890s. During that period 172 of the residential structures that are still standing, or almost half the district's total, were built. The Garrison School had to be expanded in 1892, just five years after it was first built. As would be expected then, this is a district devoted to the Queen Anne style and the Gable Front and Gabled Ell vernacular types which continued to be built through the turn of the century. Queen Anne dominates residential high styles with 80, and fifteen others are in the closely-related Shingle style comprising 26% of the total. Some of the most architecturally distinctive homes in the district are of these two styles, with 36 that are of special significance. The Garrison School itself, designed in the Queen Anne style by George Bradley and individually listed on the National Register of Historic Places, has been converted to residential loft apartments.

The most characteristic feature of the Queen Anne houses in the Garrison-Coronado-Haskell District is the irregularity of massing, with cross-gable roofs, projecting bay windows, and large open porches. A few are particularly elaborate, with corner towers and conical roofs. One of these is at 1112 North Main Street from c. 1890 with a tall corner tower and conical roof marking the principal entrance. There are classical columns on a wrap-around porch with a pediment over the angled entry. This is one of the stately homes that marked Main Street as a fashionable 19th century residential street. The next two streets west of Main Street, Church and Court, were also built up with impressive sized homes on ample lots, as was Haskell Avenue south of Whitman. The Lizzie M. Zimmerman house at 917 N. Church Street from c. 1885 has the variety of surface texture with its mix of clapboard and shingles that characterize the Queen Anne Style. From the pre-Chicago World's Fair period, it has spindlework porch columns and porch frieze, as well as spindlework in the front gable peak. Up the street, the Susie K. McLead House at 948-950 N. Church Street, is a frame, c. 1890 duplex featuring paired classical columns on an elegant, curving wrap-around porch. The pediment over the principal entry has splayed shingles. Also on Church Street at 1136 North is a tall, front-gabled c. 1895 home with cornice returns and cutaway corners. The pedimented front porch has classical columns on rusticated stone piers. Nearby, in the closely-related Shingle style is 320 Napoleon Street. The c. 1900 home has half-timbering and shingles in the large front-facing gabled dormer that pierces the side-gambrel roof.

Haskell Avenue holds another concentration of Queen Anne and Shingle style homes. The G. F. Steffa House at 822 Haskell has a mix of clapboard and shingles, with turned porch columns, spindlework frieze, and cutaway corners. There are several noteworthy Shingle style homes on Haskell, including the Emma W. Derwent home at 862 Haskell from c. 1890 with its sloping roof pierced by a hexagonal dormer and a hexagonal corner tower.

Although some homes in the Garrison-Coronado-Haskell Historic District have suffered from deferred maintenance and installation of non-historic siding over the years, the historic character of many homes is still evident. A good example of this is the elaborate Queen Anne home at 419 Whitman, from c. 1895. Its corner tower and conical roof poke up above a mix of gable roofs with Palladian windows in their peaks. The asphalt shingle siding is the only significant alteration on an otherwise impressive home. A more modest Queen Anne whose character is still evident despite alterations is at 829 Hovey Street with its inset front porch with turned porch columns and spindlework frieze.

As the streets farther west developed, many of the most prevalent 19th century vernacular types appear. There

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are 112 19th-century vernacular types in the district, with Gable Front (40 examples) and Gabled Ell (23 examples) leading the pack at over 17% of the principal buildings. A few of these (15) are particularly significant, with full front porches and applied ornament. Other well-represented 19th-century vernacular types include T-Form (18) and L-Form (23) with 10 noteworthy examples. These types prevailed through the following decades through to 1900. Because of the relative simplicity of vernacular types they are more prone to alterations over the years, particularly artificial siding, and this is the case for some homes in the Garrison-Coronado-Haskell Historic District. However distinctive architectural elements such as full-width front porches, cornice returns, and Palladian windows in the gable peaks continue to distinguish a number of homes in the district. 856 Haskell, built c.1895, displays all these features. 1028-1030 N. Church Street from just after the turn of the century, c. 1905, has an attic Palladian window with keystone, and full front porch with classical columns.

The Gabled Ell, T-Form, and L-Form vary in overall massing but all have a front-facing gable roof. In the Gabled Ell there is a small, projecting section of the house that creates an "L" shape where the front entrance is tucked. The T-Form type has small projections on each side of the front gable section. An excellent example of the Gabled Ell is the Mrs. Getschell house at 836 N. Court Street from c. 1890. The classically styled porch wraps around the front to shield the "L" entry. Paired windows with a peaked hood mark the second floor. The W.W. Bennett T-Form house at 1102 Grant Street from c.1890 has cross-gable roofs and its inset porch to the left of the gable section. Paired windows and a frieze board accent this simple but well preserved home. In the L-Form, the front-facing gable section of the house combines with a full wing. The F. Harmon house from c. 1880 at 910 N. Court Street is a beautifully ornamented example of the L-Form with Italianate details such as the bracketed projecting bay window on the gable section, and the porch across the L section with square porch supports and ornamental capitals.

There is an interesting multi-family type in Garrison-Coronado-Haskell which has been classified Double Decker for its full-width, covered front porches on both floors. There are separate apartments on each floor with individual entry doors on the first floor under the porch. The type may have hipped or flat roofs and many of the thirteen examples exhibit simplified classical features. One in particular, at 1141-1143 N. Church Street, has three, double-height fluted columns supporting the porch and a decorative starburst balustrade at the second floor.

Over the turn of the 20th century, classical styles came into favor, riding in on the popularity of the 1893 World's Fair in Chicago. The Colonial Revival style became one of the most common styles in America, with variations from the 1900s and then reappearing in the 1920s. Most of the twelve Colonial Revival homes in the district are from the early period and five are distinctive. The house at 1003 N. Church Street from c.1905 has a low pitched hipped roof and is symmetrical on either side of a two-story entry portico with paired columns. There are also paired classical columns across the full front porch, which sit on a limestone base. The Colonial Revival style John Blake house at 1131 North Street -- a side gable with center entry on a long side - was designed by local architect Jesse Barloga in 1927, one of the few homes in the district from the later period.

Closely related in style is the Classical Revival, which has the same symmetry and classical detail, but typically with more elaborate columns and pediments. The home at 1008 N. Main Street from c. 1900 is an excellent example. It has a one-story, full front porch with Ionic columns topped with a balustrade. The center entry has sidelights and a fanlight transom and is accented at the second floor with wide pilasters supporting an impressive pediment. These surround a formal doorway with sidelights. This home may be individually eligible

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for listing on the National Register.

EARLY 20TH-CENTURY RESIDENCES

After peaking around the turn of the 20th century, residential development in the Garrison-Coronado-Haskell District, as well as the growth of the city as a whole, slowed to a more manageable rate. Approximately 40 new buildings were added to the district in each of the next three decades, and consisted mostly of infill within the diminishing number of available lots remaining within its boundaries. While increased residential construction was plainly evident in previously underdeveloped areas at the outer edges of the city, by the 1930s the Garrison-Coronado-Haskell District had reached residential maturity.

Amongst those homes built in the early 20th century, the Craftsman style and Craftsman Bungalow are the most numerous, with 35 and four examples, respectively, representing 11% of the single-family housing stock. Frequently built in brick or stucco, they generally retain historic integrity well. Twenty-one of the 35 are architecturally distinctive. The house at 615 John Street from 1919 is a characteristic example of the Craftsman style with its stucco façade, and wide gable roof repeated in the same pitch on the projecting enclosed porch. The three-over-one windows are typical of the style. Another stucco house at 1132 N. Court Street from c.1905 has half-timbering and an open porch with wide eaves. The square porch posts have geometric ornament. The Craftsman style stucco house at 1203 Grant Street from c. 1915 has brackets under the main roof and the porch roof, a feature common to the style. The Craftsman Bungalow is a 1 ½-story version of the style. The c.1910 home at 1209 Grant Street has a widely-pitched main roof with half-timbering and brackets in the gable end. The full front porch also has a wide, front-facing gable roof and is supported by square columns on battered piers.

From the same period and often with related features is the Prairie School style with just three examples. Two of them are large and impressive. The C. E. Adams house at 1105 North Street from 1919 has a low-slung form and wide, hipped roofs with overhanging eaves. The home at 1004 N. Main Street from c. 1905 mixes brick and stucco on its facades and has groupings of ribbon windows.

The American Foursquare is a common 20th-century popular type that borrows from the Prairie School tradition in its hipped-roof form, but may feature craftsman or classical stylistic elements in its porches or other details. There are seventeen examples of which eight are distinctive. 1015 N. Court Street from c.1905 has a Craftsman-style porch with square stone columns topped by brackets under the eaves. The frame Foursquare at 314 John Street has classical porch columns from the turn of the century period. The other common popular type from the early 20th century is the Bungalow, a simplified version of the Craftsman Bungalow. Of the nine examples in the survey area 611 Fisher Street is noteworthy, with a hipped roof, hipped roof attic dormer, and wide front porch.

In the 1920s some of the oldest, pre-1870s homes in the district were replaced with historic revival-style single-family homes and a few apartment buildings. There are a few small, two-story Renaissance Revival apartment buildings with center entries and two apartments on each side. Two similar ones with clay tile roofs and stone entrance surrounds are at 328 Napoleon Street and 1018-1020 North Court Street. Four large walk-up apartment complexes in the same style were built in the 1920s – the Windsor Apartments at the northwest corner of Whitman and Main streets, the courtyard building at 950-956 N. Main Street; and two on the former Wait Talcott Estate at 925 and 939 N. Church Street. The Valencia Apartments, designed by local architect, Jesse

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Barloga and individually listed on the National Register, is a four-structure complex in the Spanish Eclectic style at the southwest corner of Court and Fisher streets.

Despite the scattered homes and apartments from the early 20th century, the character of the district is overwhelmingly 19th century houses. With just a handful of buildings built after 1935, the Garrison-Coronado-Haskell Historic District remains as a remarkably cohesive collection of single-family residences from the period of Rockford's greatest growth.

Developmental history/additional historic context information

EARLY DEVELOPMENT OF ROCKFORD'S WEST SIDE

The Garrison-Coronado-Haskell Historic District is located just west of the Rock River in what was known as Rockford's 4th Ward, north of the commercial center along State Street on the city's northwest side. The district originally consisted of a handful of subdivisions platted in the mid- to late-1850s, when residential development in that section of the city was all but non-existent. The largest of the subdivisions was Coleman & Garrison's Subdivision, which included six blocks between Whitman Street, Summer Street, Grant Street, and Church Street. Coleman, who came to Rockford from Delaware County, New York in 1851, was a partner in the local banking firm of Robertson, Coleman & Company. Coleman had been a chief proponent of the railroad, and helped to found, along with his banking partner Robertson, the Rockford Water Power Company to help build a dam across the Rock River. He was also a trustee of the Rockford Seminary, and a member of the city council. Coleman built an impressive stone mansion (which was later demolished) along the east side of Main Street, where large residential lots looked out over the Rock River.

Coleman's partner in the subdivision, Thomas Garrison, also came to Rockford from New York State just two years after Coleman, and purchased a large tract of land in the far northwest reaches of the burgeoning town. Garrison also settled in the area, building an imposing Greek Revival mansion at what is now 749 John Street soon after his arrival (the house was destroyed in a fire in 1868). Listed in the Rockford city directory as a retired farmer, Garrison was also a real estate developer and entrepreneur—a 1905 history of Winnebago county mentions that he began construction on a planing mill on the west side of town, but that it was never completed (*Past & Present of Winnebago County*, p. 71). The Garrison School, located at the northern edge of the district and the oldest school building still standing in Rockford, was named after him. Another early developer in Rockford's northwest side was Dr. George Haskell, who first came to the burgeoning town in 1838. While Garrison and Coleman subdivided land along the river north of Whitman, Haskell did the same south of Whitman, platting several subdivisions alone and with other owners through the late 1840s and early 1850s, including Haskell's Addition (1849), Haskell & Edward's Addition (1852) and Haskell's 2nd Addition (1858). Haskell and Kimball's Addition, which is included in the southwest corner of the district, was among Haskell's last subdivisions in the area, and was platted in the 1870s.

Considering certain events that occurred in Rockford during the early 1850s, it is not surprising that Coleman, Garrison, and Haskell decided to subdivide their holdings during this time. The establishment of the Rockford Water Power Company in 1851 led to the erection of a hydraulic dam, which was the major step in Rockford's industrial development. The resulting Water Power District, bounded by the river, South Main Street, Kent

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Creek and the Chicago & North Western Railway on the city's west side, became the nerve center of industry in the city, and did much to shape the its southwest side. Also critical to its commercial and residential development was the completion of the Galena & Chicago Union Railroad through the city, in 1852. The railroad, which was taken over by the Chicago and North Western Railway in the mid-1860s, was the first of many that crossed through the city. According to Rockford historian Jon W. Lundin, "land values double practically overnight after the Galena & Chicago Union completed its line to Freeport in 1853." (*Rockford: An Illustrated History*, p. 42) The 1850s saw a rash of new subdivisions along the west side of the Rock River north of State Street. In addition to Coleman and Garrison's Addition, which was platted in 1856, landowners like George Haskell and H. P. Kimball also opened up their tracts to residential development (*Rockford City Directory and County Gazette*, 1869, p. 75).

RESIDENTIAL DEVELOPMENT IN NORTHWEST ROCKFORD

Although the lots in Coleman & Garrison's subdivision did not fill overnight, the neighborhood north of the State Street commercial district just west of the River did begin to attract more and more residents. In the years following the Civil War, some of the city's most prominent families began building on the larger lots in Haskell's additions south of Whitman Street, and in the un-subdivided land between Main Street and the Rock River. Impressive mansions dotted Church Street and Main north of State Street, many inhabited by wealthy industrialists and merchants. The Garrison-Coronado-Haskell District saw an increase in building in the 1870s, although the houses were smaller but solidly-built vernacular types like Gable Front and L-Form, built for retired farmers and white collar workers. Considering the particular geography of Rockford's west side, it is no surprise that this area was attractive for middle- and upper-class residents. Those streets surrounding the main thoroughfare of State Street were largely commercial, and the residential areas south of west State Street, near the Water Power District, were filled with more modest residences that housed workers from nearby factories. The north end, with its proximity to State Street and the river, and its slight distance from the industrial hub, made for an ideal location for these citizens.

Unlike the southwest and east sides of the city, which attracted large numbers of newly-arrived immigrants (the Irish to the southwest, the Swedish to the east), the Garrison-Coronado-Haskell District and the surrounding northwest side was originally home to those early native-born settlers that arrived from New York, Vermont, and other northeastern states, as well as from England and Scotland. Population schedules through the 1870s indicate that most of the residents in the northwest area of the city originally came from these areas. (1870 *United States Census Population Schedule*, Rockford, Winnebago County, Ward 4). Through the 1880s, 1890s, and 1900s, the Garrison-Coronado-Haskell District and the surrounding neighborhoods remained a home for the children and grandchildren of these settlers. By the 1900 census, a large number of residents in the area are listed as being born in Illinois, but having parents that come from the eastern United States or from England. (1900 *United States Census Population Schedule*, Rockford, Winnebago County, Ward 4, E. D. 137 & 138).

THE LATE 19TH-CENTURY BUILDING BOOM

Although the Garrison-Coronado-Haskell District, like the city itself, experienced growth during the 1870s, the true building boom began in the 1880s and continued through the 1890s. The explosive growth of industry after the Civil War created a nearly-insatiable demand for new factory workers, and, through the city's expanding economy, white collar workers. Jon Lundin describes vividly the state of this city straining at its seams:

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Rockford had trouble keeping up with its booming industry after the Civil War, as factories seemed to sprout faster than prairie corn....In the last quarter of the century, in fact, Rockford's rate of growth was greater than any other city in Illinois, with the exception of Chicago. Fifth in population, Rockford had become the state's second-largest manufacturer. Yet there were housing shortages here, material shortages, and problems of sanitation (*Rockford: An Illustrated History*, p. 48).

In terms of population, the growth that Rockford experienced in the 1880s and 1890s was staggering. The population of the city stood at just over 13,000 people in 1880; just seven years later, that number had increased to 17, 500. Between 1887 and 1891, just four short years, the population increased by an unbelievable 10, 500 people, to 28,000 (*National Register Nomination for the Garrison School*, p. 6; Sanborn Fire Insurance Company maps, 1887 and 1891). In order to keep up with the growth, an array of improvements and the expansion of transportation networks through and within the city were undertaken, including the construction of several bridges across the Rock River and street-rail lines that helped to connect the city's neighborhoods. The first west side electric railway service, run by the West End Street Railway Company, was organized in 1890, and included a line that ran up Church Street. (*Sinnissippi Saga*, p. 131; Sanborn Fire Insurance Company Map, 1891). The building patterns within the Garrison-Coronado-Haskell Historic District reflect well the overall trend of exponential growth in the city as a whole, with the majority of residential structures dating from this time period.

While increased residential construction was plainly evident in previously underdeveloped areas at the outer edges of the city, by the 1930s the Garrison-Coronado-Haskell District had reached full residential maturity, and the Revival-style single-family homes and handful of apartment buildings scattered in the north of the district are overwhelmed by the number of 19th century houses. Although it does contain a handful of buildings built after 1935, the Garrison-Coronado-Haskell Historic District remains as a remarkably cohesive collection of single-family residences from the period of Rockford's greatest growth.

9. Major Bibliographical References

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- Year: 1880; Census Place: Rockford, Winnebago, Illinois; Roll 261; Family History Film: 1254261; Enumeration District: 230; Image: 0766. Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1880 United States Federal Census

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[database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010. 1880 U.S. Census Index provided by The Church of Jesus Christ of Latter-day Saints © Copyright 1999 Intellectual Reserve, Inc.

Year: 1900; Census Place: Rockford Ward 4, Winnebago, Illinois; Roll T623_355; Enumeration District: 137 & 138. Ancestry.com. 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 89 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	327907	4683605	3	16	328036	4683589
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	327990	4683534	4	16	328163	4683578
	Zone	Easting	Northing		Zone	Easting	Northing

Zone 16:

5. 328094E, 4683465N

6. 328264E, 4683356N

7. 327874E, 4682871N

8. 327704E, 4683019N

9. 327548E, 4682862N

10. 327401E, 4682907N

11. 327396E, 4682923N

12. 327360E, 4682928N

13. 327360E, 4683082N

14. 327400E, 4683086N

15. 327410E, 4683185N

16. 327610E, 4683131N

17. 327615E, 4683289N

Verbal Boundary Description

The Garrison-Coronado-Haskell Historic District contains approximately 16 blocks on the west side of the Rock River, just north of the commercial district on Rockford's west side. The district is bounded as follows: beginning at the corner of North Avenue and Salem Street, southeast along Salem Street to N. Grant Avenue; northeast along Grant to Summer Street; east along Summer to N. Court Street; southwest along Court to Salem Street; southeast along Salem to N. Main Street; southwest along Main to Whitman Street; northwest along Whitman to N. Court Street; southwest along Court to the southern lot lines of those buildings on the south side of Fisher Avenue; northwest and west on Fisher, including those buildings along the south side of the street, to

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Winnebago Street; north on Winnebago to the northern boundary of the lot for 809 Winnebago Street; east along the lot line to the line dividing the lots on the east side of Winnebago Street from lots on the east side of Haskell Avenue; north along this line to Whitman Street; east and southeast along Whitman to Ridge Avenue; north along Ridge to North Avenue; and northeast along North to the beginning point at the intersection of North and Salem.

Boundary Justification

The Garrison-Coronado-Haskell Historic District includes two residential areas that today are separated by Whitman but originally developed together in the late 19th century. The general pattern of development moved north of downtown along major streets, with more elaborate, architect-designed houses east of Court, close to the river, and more modest, middle class housing to the west. Although the residential area north of Whitman remains intact, the historic residential fabric on the eastern streets south of Whitman and east of Court does not have sufficient integrity to be included. The most intact and representative area south of Whitman – Haskell Street – has been included. The western boundaries of Winnebago, Ridge and North and northern boundaries of Summer and Salem were chosen because areas west and north of it were generally developed after the 1920s and extended over a longer period of time than the core of the Garrison-Coronado-Haskell district.

11. Form Prepared By

name/title Victoria Granacki and Lara Ramsey

organization Granacki Historic Consultants

date January 11, 2010

street & number 1105 W. Chicago Avenue, Suite 201

telephone 312-421-1131

city or town Chicago

state IL

zip code 60642

e-mail Vicki@historicpreservationchicago.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

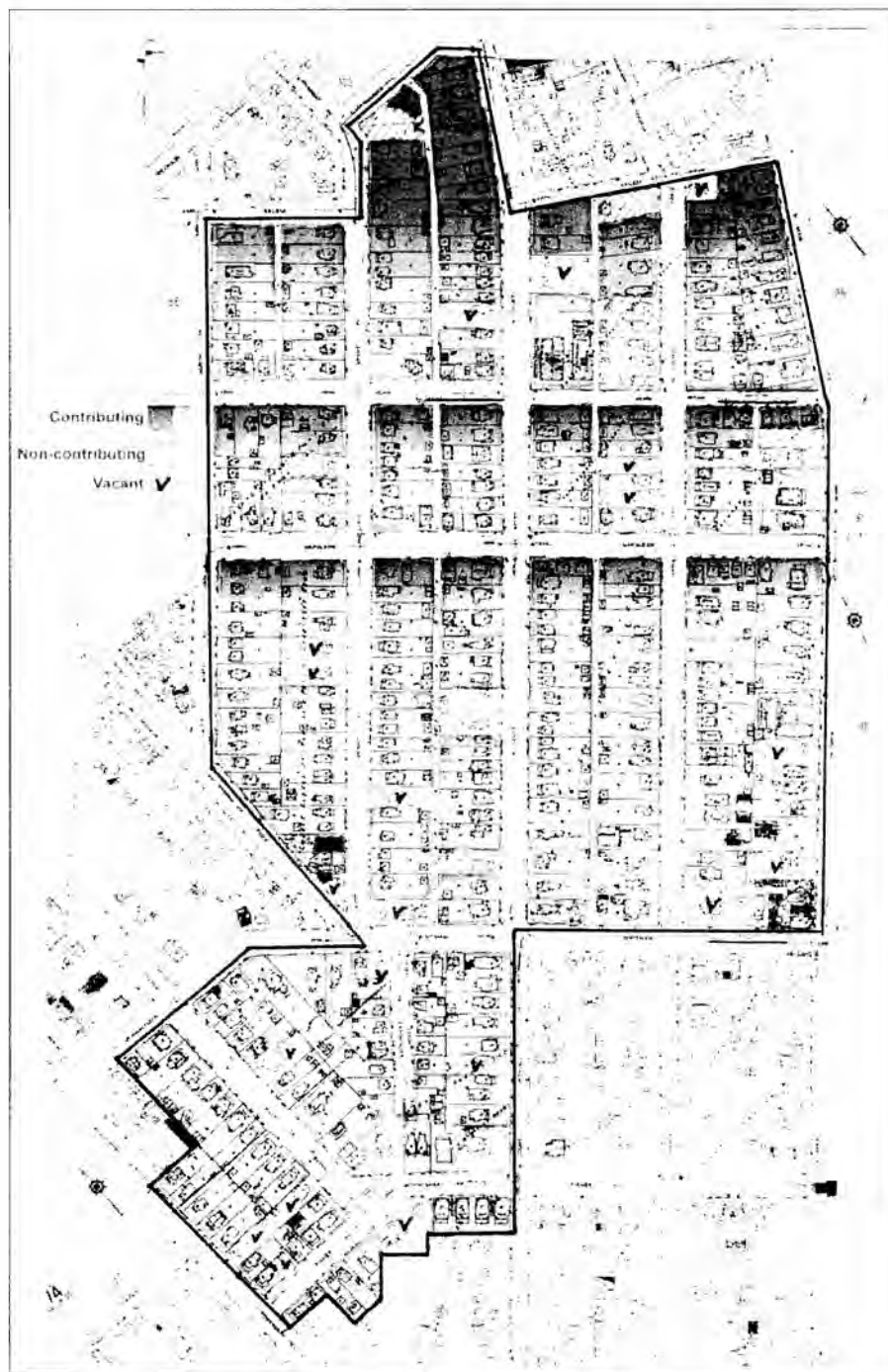
GARRISON-CORONADO-HASKELL HISTORIC
DISTRICT

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District Ratings Map



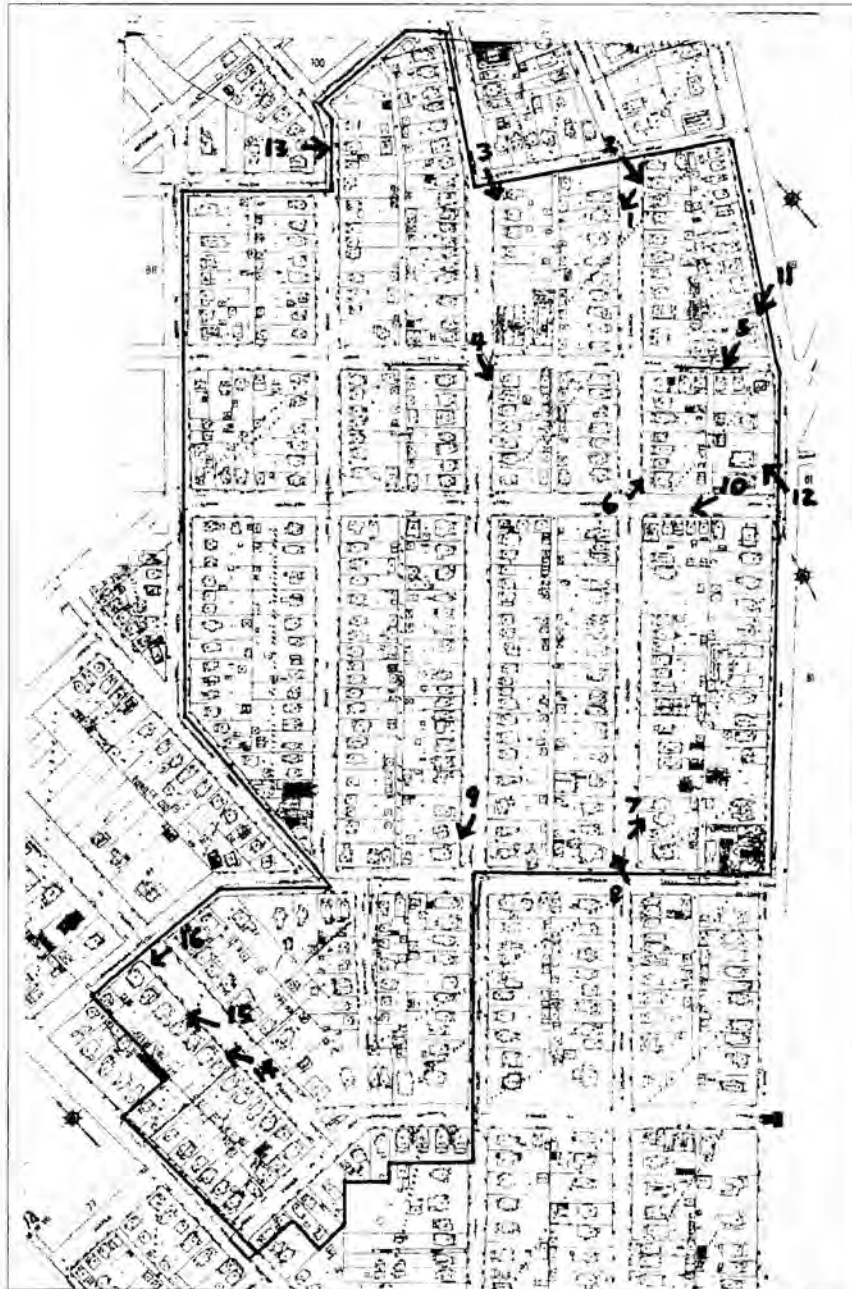
GARRISON-CORONADO-HASKELL HISTORIC
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Photo Key Map



GARRISON-CORONADO-HASKELL HISTORIC DISTRICT

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Photographs:

Photo Log

Name of Property: Garrison-Coronado-Haskell Historic District
City or Vicinity: Rockford
County: Winnebago
State: IL
Photographer: Victoria Granacki
Date Photographed: July 8, 2010

Description of Photograph(s) and number(s):

1. 1100 block of North Church Street, west side, view southwest
2. 1133-1143 North Church Street, view south
3. Southeast corner of Salem and Court Streets (1139-1135 North Court Street), view south
4. Southeast corner of John and Court Streets, view south
5. 300 block of John Street, south side, view west
6. Northeast corner of Church and Napoleon Streets (1003-1005 North Church Street), view northeast
7. 913-917 North Church Street, view northeast
8. Northwest corner of Whitman and Church Streets, looking northwest
9. Northwest corner of Whitman and Court Streets, looking southwest
10. 300 block Napoleon Street, south side, view west
11. West side of Main Street north of John Street, view south
12. Northwest corner of Main and Napoleon Streets, view north
13. 1209 North Grant, view east
14. 800 block of Haskell, west side, looking east
15. 800 block of Haskell, west side, looking northwest
16. 862 Haskell, looking west

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.









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